



City of Pullman

Planning Department Newsletter



Manufactured Homes to be Allowed in All Residential Areas

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In 2004, the Washington State Legislature passed Senate Bill 6593, which requires that all local jurisdictions allow manufactured homes to be located wherever conventional site-built homes are permitted. This law takes effect on July 1, 2005. The intent of the law, as expressed by the legislature, is to protect "consumers' choices in housing."

Pullman's current zoning regulations allow manufactured homes on individual lots in the R2 Low Density, R3 Medium Density, and R4 High Density Residential districts. The existing standards prohibit manufactured homes in the R1 Single Family Residential, RT Residential Transitional, and C1 Neighborhood Commercial zones even though traditional single family dwellings are permitted in each of these districts.

Planning staff has prepared draft zoning code amendments to address the changes called for by this new state law. These amendments would allow manufactured homes on individual lots in R1, RT, and C1 districts. The proposed provisions also set forth design and structural criteria for these manufactured homes, as limited by the provisions of Senate Bill 6593. These draft criteria state that the structure must:

- (a) be a new manufactured home at the time of its installation;
- (b) be securely attached to a permanent foundation, with the space from the bottom of the home to the ground enclosed by concrete or a concrete product;
- (c) be thermally equivalent to or better than that required by the State Energy Code for new residential structures;
- (d) be comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;
- (e) have a composition, wood, coated metal, or similar roof of not less than 3:12 pitch;
- (f) have exterior siding similar in appearance to

siding materials commonly used on conventional site-built residences;

- (g) be sited in conformance with the development standards (e.g., setback and building height limitations) that apply to all structures in the city.

The Planning Commission reviewed these proposed regulations at its meeting of May 25. After a thorough discussion of pertinent issues, the Commission voted unanimously to recommend approval of them to the City Council. The Council is tentatively scheduled to address this matter at its meeting of June 14.



Manufactured homes are currently allowed on individual lots only in the R2, R3, and R4 zoning districts.

**Your comments,
questions and
suggestions are always
welcome.**

WAL-MART PROVIDES ADDITIONAL INFORMATION

Additional documentation regarding the proposed Wal-Mart store in Pullman was submitted to the city during the week of May 9. This material, anticipated for the past few months, involves revisions to the traffic impact analysis, wetland documentation, and environmental checklist filed previously. The proposed Wal-Mart Supercenter is planned for the south side of Bishop Boulevard at its intersection with Harvest Drive.

The traffic impact analysis for the project now includes the following proposed actions in addition to those previously documented:

- ◆ changes in signal timing and turn lane striping at the Grand Avenue/Crestview Street traffic signal;
- ◆ revisions to turn lane striping at the intersections of Bishop Boulevard and Grand Avenue, Bishop Boulevard and Fairmount Road, and Bishop Boulevard and Professional Mall Boulevard;
- ◆ construction of traffic calming devices for Harvest Drive, including a raised median on Harvest Drive north of Bishop Boulevard and signs discouraging vehicular use of Harvest Drive;
- ◆ provision of a right turn lane on Bishop Boulevard at its intersection with Harvest Drive, where Wal-Mart has already proposed to install a traffic signal; and
- ◆ a pledge by Wal-Mart to contribute 20 percent of the cost of a traffic signal at Bishop Boulevard and Fairmount Road.

The information filed recently regarding wetlands follows up on previous reports submitted by the applicant's environmental consultant. These earlier reports stated that there were no regulated wetlands that would be affected by the project, but appropriate reviews would be solicited from agencies such as the U.S. Army Corps of Engineers which address surface water and wetland issues. When the Army Corps inspected the drainage located along the southwest side of Fairmount Road leading to the city cemetery, it found that this drainage was a regulated wetland. Since Wal-Mart proposes to expand this part of

Fairmount Road to provide access to the back side of its store, it was determined that this roadway work would affect approximately 4,390 square feet of regulated wetland area. The preliminary plan submitted by the environmental consultant states that Wal-Mart would compensate for disturbance to the wetland by relocating the wetland further to the southwest adjacent to the newly expanded roadway.

The revised environmental checklist furnished by the applicant this month provides updated information pertaining to the project. It also includes a summary of the revised traffic and wetland documentation described above.

City staff is currently reviewing the new material that has been submitted. If this material is accepted as complete, staff expects to start making some preliminary decisions regarding the Wal-Mart proposal in June. As always, the city invites public input at any time from interested citizens regarding this matter.



Wal-Mart is proposing to expand the width of Fairmount Road, thereby affecting this wetland southwest of the right-of-way.

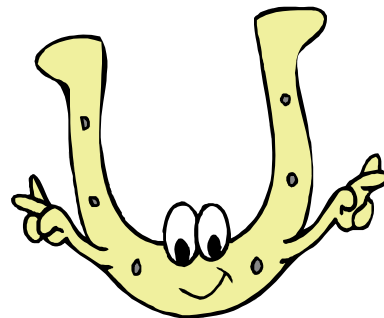
Tana Crawford Switches Jobs

The planning department will soon be experiencing a change in personnel. After six years of employment with the planning and public works departments at City Hall, administrative specialist Tana Crawford is moving to another administrative post at the city's maintenance and operations (M&O) division.

Tana has done an excellent job of performing her job duties over the years. We will miss her exemplary customer service, strong organizational skills, stellar work ethic, keen intelligence, quick wit, and calm demeanor—even when things get a little crazy around the office. Another admirable trait about Tana is her willingness to help out with the “other duties as assigned” part of her job description. When the planning department lost staff a few years back due to budget cuts, Tana stepped in and performed several plan review tasks normally accomplished by the assistant planner. She learned these new tasks in rapid fashion and

helped substantially in maintaining a high level of planning department services during a time of diminished resources. Overall, through good times and bad, her assistance for the department has been invaluable.

We expect Tana will be shifting to her new position at M&O within the next month. We are very sorry to see such a highly productive and responsible employee leave the ranks of the planning department, but we certainly wish her well in all her future endeavors.



Wetland Success Story

Thanks to the efforts of several stakeholders, a 2.4-acre pond and wetland area north of the high school will be protected even though all of the property around it is slated for development. This wetland was created in pretty much its present form during the late 1990's by landowners Steve and Dan Mader to compensate for disturbances to wetlands elsewhere in the city. The Maders expanded the wetland beyond that required by pertinent regulations so that other landowners who needed to mitigate wetland impacts on their properties could acquire wetland mitigation credits from the Maders. However, this “wetland mitigation bank” concept has not been formally adopted by the Washington State Department of Ecology (DOE), and the demand for mitigation credits never materialized.

Earlier this year, the property encompassing the subject wetland was proposed for development in the 82-lot Paradise Hills Subdivision No. 4, to be accessed from the west end of NW Terre View Drive. At the time this subdivision application was submitted, the owners expressed interest in reducing the amount of wetland at the site, claiming that the extra wetland they established was artificially created in a non-wetland area. When personnel from the city planning department and DOE raised some concerns about that plan, the owner

brought his project engineer and environmental consultant into a meeting to discuss the matter with these governmental officials. The end result of that session was an agreement among all parties to preserve the entire open pond and wetland that had originally been created back in the 1990's, while allowing for a small reduction of wetland area for resource areas determined by the city to be artificially created. Everyone involved was satisfied with the outcome, and the subdivision proposal is now proceeding through the Planning Commission and City Council review process.

All too often we hear about conflicts and disagreements when it comes to land use development. In this case, we're pleased to report that affected individuals on all sides of the issue reached consensus on the preservation of a valuable environmental resource.



Pending Land Use Applications

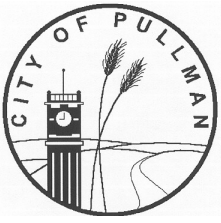
Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

Zoning Code Text Amendment	allow radio and television studios in C1 districts	C1 districts citywide	PC recommended approval; CC meeting date undetermined
Zoning Code Text Amendment	allow manufactured homes in all residential and C1 zones	citywide	PC recommended approval; CC meeting scheduled for 6/14
Comprehensive Plan and Zoning Code Amendment	create new mixed use zoning district	citywide	Staff conducting research
Big Sky Annexation	annex 7.3 acres to city in R2 pre-zone district	west of Sunnyside Park and north of Old Wawawai Road	CC accepted annexation notice; city awaiting petition
Airport Property South Annexation	annex 170 acres to city in C3 pre-zone district	south of Pullman-Moscow Airport	PC recommended approval; awaiting legal description
Hinrichs Annexation	annex 16 acres to city in R2 pre-zone district	west of Sunnyside Park and north of Old Wawawai Road	CC accepted annexation notice; city awaiting petition
Shompole Annexation	annex 2 acres to city (no pre-zone designation)	352 Johnson Road	CC accepted annexation notice; city awaiting petition
Paradise Hills Subdivision No. 4 Preliminary Plat	divide 33.7 acres into 82 lots and public streets in an R2 district	west end of NW Terre View Drive	PC recommended approval; CC meeting scheduled for 6/14
VBC Terre View Subdivision Preliminary Plat	divide 7.7 acres into 4 lots in R3 district	southeast of Palouse Trace apartment complex on west side of NE Terre View Drive	PC recommended approval; CC meeting scheduled for 6/14
Meadow Creek Subdivision Preliminary Plat	divide 10.0 acres into 33 lots and public streets in R1 district	south of high school on south side of 500 block of Larry Street	Staff reviewing plat application and proposed wetland mitigation plan
Hinrichs Zone Change (Z-04-3)	rezone 38.3 acres from R3 to R2	south end of Golden Hills Drive	PC recommended approval; CC meeting date undetermined
Radio Palouse Zone Change (Z-05-1)	change prezone of 9,000-sq-ft parcel from R2 to C1	west of Sunnyside Park and north of Old Wawawai Road	PC recommended approval; CC meeting date undetermined
Bitterroot Enterprises Parking Variance (V-05-1)	establish tavern with 11 off-street parking spaces rather than required 21 spaces	1525 NE Merman Drive	staff reviewing application; possible BOA hearing on 6/20
City Transit Building Addition Substantial Development Permit (No. 69)	construct 4,800-sq-ft addition to city transit operations building	775 NW Guy Street	city approved permit; transmitted to DOE for state comment period
Crimson Village Substantial Development Permit (No. 70)	develop 7,400-sq-ft bookstore structure on a 43,058-sq-ft site	1096 SE Bishop Boulevard	staff reviewing application; local comment period ends 6/13
University Park Substantial Development Permit (No. 71)	demolish existing structure & construct 22,200-sq-ft commercial building on a 1.0-acre parcel	630 E. Main Street	staff reviewing application
Wal-Mart Supercenter site plan (04-26)	develop 223,000-sq-ft store on 28-acre site	south of Harvest Dr/Bishop Boulevard intersection	staff reviewing site plan
Pullman Heating Building site plan (04-29)	develop 7,500-sq-ft building on 5.0-acre site	southeast corner of Davis Way and Park West Drive	staff requested applicant to revise site plan
Oak Ridge Townhouses site plan (04-31)	develop 5 townhouses on 18,150-sq-ft lot	715 NE Oak Street	staff requested applicant to revise site plan
Fireside Grille site plan (05-09)	build 8,500-sq-ft restaurant on a 3.3-acre site	1089 SE Bishop Boulevard	staff requested applicant to revise site plan
"A" Street Apartments site plan (05-10)	develop 12-unit apartment building	822 NE "A" Street	staff requested applicant to revise site plan
Crimson Village site plan (05-11)	construct 7,400-sq-ft bookstore structure on a 43,058-sq-ft site	1096 SE Bishop Boulevard	staff requested applicant to revise site plan
Zeppoz Recreation Center Addition site plan (05-12)	build 7,960-sq-ft addition to Zeppoz building	780 SE Bishop Boulevard	staff requested applicant to revise site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; DOE: State Department of Ecology

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.



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